

# MEMORANDUM

*Engineering Division*

---



**To:** Honorable Mayor and City Council  
**Through:** Thomas J. Wilson, City Manager  
**From:** Mark Rogge, Capital Improvement Program Manager  
**Subject:** Interim Senior Center, Project 8151 – Progress Report & Change Orders  
**Date:** October 15, 2003

## **BACKGROUND**

The Interim Senior Center, Project 8151 has a total budget of \$701,000. The construction work was separated into three contracts to allow work to commence and be completed as soon as possible. Separate contracts for the modular building and for site improvements were previously awarded by the City Council and are both underway. The third contract for interior improvements, including an enlarged kitchen is currently nearing design completion.

## **MODULAR BUILDING**

Shop drawings for the modular building were prepared by the Contractor, Brandall Modular Corp. and submitted to the City. Overall the shop drawings look good, however several revisions are required to comply with the specifications. The plans were returned to Brandall to make revisions. Staff anticipates satisfactory resubmittal of the shop drawings by October 24th, if the shop drawings are acceptable, fabrication and delivery of the units is expected to the site, on schedule by the end of November.

## **SITE IMPROVEMENTS**

The site improvement work is also underway. Currently the building pad and all utilities extensions are expected to be completed on schedule by the end of October.

Several unexpected underground conditions were encountered during this construction. Poor soil was found within the building pad that would be unable to support the modular building's type of foundation system. Since this location was the site of a former building the material in the area

was expected to be suitable for a light foundation. An additional 4" depth of bad soil was removed and will be replaced with additional compacted aggregate base. The utility lines were also found to differ from record drawings, and not meet minimum City standards. Therefore, new water and sanitary sewer lines needed to be constructed in addition to the utility extensions that were included in the contract.

The site improvement plans included only minor landscaping around the perimeter of the modular building, and associated modification of the irrigation system in the area in front of the existing building. The planter along the north edge of the property has no irrigation system and is watered manually. While the trench was across the concrete driveway for installation of power conduits staff had the opportunity to install a utility sleeve. This sleeve will allow future extension of the irrigation systems to the north edge of the site. Staff also recommends additional planting to integrate the landscaping across the front of the site.

The existing parking lot has three handicap spaces that do not meet current code. Staff is recommending re-striping and resigning a portion of the parking lot to bring it into compliance.

While these improvements are appropriate and necessary they result in additional cost. Staff recommends approval of the following contract change orders:

1. Excavate & off-haul 4" soil at building pad	\$ 3,153
2. Additional Aggregate Base	\$ 8,000
3. New Sanitary Sewer Service	\$ 2,500
4. Additional quantity sanitary sewer lateral	\$ 5,000
5. New water service backflow preventer	\$ 4,338
6. Utility sleeve across driveway	\$ 1,555
7. 5 additional trees	\$ 1,575
8. 17 additional shrubs	\$ 1,785
9. Re-striping & signing parking lot	\$ 1,000
10. Contingency for Contract Change Orders & adjusted quantities	\$ 1,094
Total	\$30,000.

## INTERIOR IMPROVEMENTS

Plans for the interior improvements have been revised to indicate a new enlarged kitchen, in accordance with City Council approval. Along with the kitchen, a new game room will be enclosed, and staff and storage area will be relocated for better use of the areas.

The plans for the interior improvements have been submitted to the City's Building Department and to the County Health Department for review. Pending successful review of these plans staff expects to return to the City Council on November 18th for plan approval, and authorization to bid the project.

## BUDGET

The additional Contract Change Orders needed for site improvements will impact the overall budget. Staff will return to the City Council at time of award of the Interior Improvements for a budget adjustment as necessary.

The current budget projection is as follows:

Modular Building – Brandall Modular Corp.	\$319,000
Site Improvements – Jon. J. Albanese	\$ 75,581
Contract Change Orders (see above)	\$ 30,000
New Electrical Service - PG&E	\$ 45,212
Kitchen/Interior Design – B.A. Zuhdi	\$ 50,000
Interior Improvements – estimate	\$140,000
Testing & Inspection – contract estimate	\$ 3,000
Printing & Miscellaneous - estimate	\$ 2,000
Staff design, review & inspection - estimate	\$ 30,000
<b><u>Total anticipated expenses</u></b>	<b><u>\$696,793.</u></b>

The current expense estimate is within the \$701,000 project appropriation, but it lacks costs for inspection and contingency for the interior improvements. Staff will make a recommendation for additional funding based on the bid results at the time of award of the interior improvement

construction contract, to include appropriate staff costs and contingency. This amount is currently estimated at approximately \$70,000.

## **SCHEDULE**

The project is generally on schedule. Although the resubmittal of the modular building's shop drawings extends that task's timeline, the modular contractor has assured us they will keep their delivery and completion of their portion of the project within their allotted working days. A project schedule summary is attached.

Attachment: Project Schedule Summary

# CITY OF MILPITAS INTIERM SENIOR CENTER

